



## CITY OF SOUTH GATE

8650 California Avenue, South Gate, CA 90280 • 323-563-9500

### **APPLICATION: FY20 COMMUNITY-WIDE ASSESSMENT GRANT**

#### **NARRATIVE INFORMATION SHEET**

1. **Applicant Identification:** City of South Gate  
8650 California Avenue  
South Gate, CA 90280  
DUNS:
2. **Funding Requested:**
  - a. **Assessment Grant Type:** Community-wide
  - b. **Federal Funds Requested:**
    - i. \$300,000
  - c. **Contamination:** Hazardous Substances (\$176,000) and Petroleum (\$133,000)
3. **Location:** City of South Gate, Los Angeles County, California
4. **Property Information for Site-Specific Proposals:** The proposal is for is Community-wide assessments, therefore, property name and address do not apply.
5. **Contacts:**
  - a. **Project Director:** Joe Perez  
Community Development Director  
323-563-9566  
jperez@sogate.org  
8650 California Avenue, South Gate, CA 90280.
  - b. **Chief Executive:** Michael S. Flad  
City Manager  
323-563-9503  
8650 California Avenue, South Gate, CA 90280.
6. **Population:** The population of South Gate, California is roughly 98,500 (US Census) which is where the target areas discussed in this grant proposal are located.

**7. Other Factors Checklist:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2,3
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A

**8. Letter From the State or Tribal Environmental Authority**

Attached is a letter from Noemi Emeric-Ford, Regional Brownfields Coordinator, EPA Region 9, Department of Toxic Substances Control, California.



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D.  
Acting Director  
5796 Corporate Avenue  
Cypress, California 90630



**Gavin Newsom**  
Governor

December 3, 2019

Noemi Emeric-Ford  
Regional Brownfields Coordinator  
EPA Region 9  
75 Hawthorne Street, SFD6-1  
San Francisco, California 94105

### ACKNOWLEDGMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT GRANT PROPOSAL FOR 2020

Dear Ms. Emeric-Ford:

The Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substances release sites in California. DTSC fully supports the City of South Gate application for a Community-Wide Assessment Grant for \$300,000, which will be used to evaluate environmental conditions to facilitate redevelopment and economic growth.

The City of South Gate has identified a number of properties and specific plan areas to enhance and promote the community. The grant funds will be used to promote equitable development approaches and intentional strategies to ensure that low-income and minority communities not only participate in but also benefit from decisions that shape their neighborhoods and regions. Should the U.S. EPA award a brownfield grant to the City of South Gate, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the City.

If you need further information or assistance regarding specific brownfield sites, or any of the DTSC's brownfield programs, please feel free to contact me at [Maryam.Tasnif-abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-abbasi@dtsc.ca.gov).

Sincerely,

Maryam Tasnif-Abbasi  
Brownfields/128(a) Grant Coordinator  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control  
South Gate N



## **1. Project Area Description and Plans for Revitalization. a. Target Area and Brownfields i.**

**Background and Description of Target Area.** The City of South Gate is poised for positive change over the next 20 years – change that will simultaneously transform the landscape of the City and yet maintain the small-town quality and characteristics cherished by residents and respected by neighbors. Growth and development in the City has been slow, often associated to the environmental and brownfields review process and the industrial uses of much of the City.

The City's population is growing, and housing is at an increasing premium, as with much of the neighboring communities and the state of California. Maintaining and upgrading South Gate's essential infrastructure and housing recourses is a crucial and challenging task for the future. South Gate is also grappling with developing a multi-modal, 21st century transportation system that enhances access and mobility for all residents.

Located in the heart of the Los Angeles Metropolitan Area, the City of South Gate is a dense, busy, urban community consisting of residential, commercial, and industrial development spread over 7.4 square miles. Of the real estate uses in the City, 75% of the square feet are dedicated to industrial uses. It has a population of approximately 98,500, of which 95% are Hispanic or Latino, where many are first- or second-generation immigrants from Central and South America, reflecting the demographic shifts occurring in the country at-large and, more specifically, in Southern California. In addition, 62% of the residents in South Gate are rent burdened and the median household income is just \$50,931.

Throughout the City, there is a major concern with environmental justice. The grant funds will be used to promote equitable development approaches and intentional strategies to ensure that low-income and minority communities not only participate in but also benefit from decisions that shape their neighborhoods and regions. There are many different approaches that promote equitable development, such as ensuring a mix of housing types across a range of incomes; access to fresh food; access to jobs; and access to local capital.

Both residents and city officials of South Gate are focused on leveraging existing and potential opportunities for economic growth to assure that the city remains one full of opportunity for every generation.

In many ways, South Gate is grappling with similar issues and forces facing many other cities in Southern California. The City's industrial job base – historically driven by such major employers as Firestone Tires and General Motors but now is dominated by warehouse, distribution and small-scale manufacturing – is being forced to transform itself and provide 21st century technologies and jobs. With this comes the need to convert existing land, parcels and existing buildings into a more economical, useful and practical purpose. With this comes the issues of Brownfields and environmental quality and compliance.

As a built-out “innerring” suburb, there is almost no undeveloped land in the City for development or parks, and most new housing and jobs must come from redevelopment, infill, densification, or adaptive building reuse. Specific areas of the Brownfields Assessments would include parcels that have the potential to be greater utilized. In addition, the City is under extreme pressure and regulation by the State to increase its' affordable housings supply.

The City has recently taken on the development and implementation of the Gateway District Specific Plan, the Tweedy Blvd Specific Plan, and the Hollydale Specific Plan. In addition, the City will be a key player in the newly proposed transit expansion – the West Santa Ana Branch Transit Corridor – in partnership with Los Angeles County Metropolitan Transportation Authority (Metro). As a result, the focus of the Brownfield Assessments would take into consideration transit lines, density, specific plans, and various ordinances to identify sites that be better utilized. It is anticipated there will be complications by the presence or potential presence of a hazardous substance, pollutant, or contaminant expansion, redevelopment, or reuse of which may be within the City of South Gate due to the industrial character. The cleaning up and reinvesting in various properties will the local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off undeveloped, open land, and both improves and protects the environment.

**ii. Priority Brownfield Sites.** The City has identified a number of potential brownfields sites, and sites will be assessed based on community input, feasibility, priority and as funding is available. Additional sites may be assessed throughout the duration of this grant.

In addition, the City's redevelopment successor agency owns a parcel that has a long history of contamination and is required by law to dispose of this parcel. The property is known as the **El Paseo Parking Lot** (no situs address), a 0.7-acre parcel located within a redeveloped shopping center site known as the El Paseo Shopping Center on the northeast corner of Firestone Blvd. and Garfield Av. The subject property has been utilized as a contaminated soils repository. It is being remediated by a contamination cap, but there are open issues about the extent of contamination that directly impact the value and potential reuse, if any, of the subject parcel. Additional studies are warranted to facilitate the possible transfer of this site to a third party.

Another property is known as **Armstrong Flooring Commercial Plat located 5037 Patata Street**. The property, which includes a vacant lot is just east of the Gateway District Specific Plan boundary. The site is in a mixed industrial and residential area. The site occupies approximately 27 acres adjacent-west to the Los Angeles River and adjacent-north to the Southern Pacific railroad easement. The site has been used for the manufacturing of resilient flooring (e.g., vinyl flooring, linoleum, cork floor) since approximately 1937.

Many hazardous substances have been documented as having been used or stored on site, including VOCs, semi-volatile organic compounds (SVOCs); metals (primarily lead, mercury, and zinc), polychlorinated biphenyls (PCBs), and asbestos. Specific hazardous substance storage and disposal practices have not been adequately documented and warrant further testing and potential clean up planning.

**Hollydale Specific Plan.** The Hollydale Area Specific Plan, adopted in June 2017, will help preserve existing single-family neighborhoods, revitalize and create nodes of economic activity and housing opportunities near the future Metro Eco Rapid Line Stations planned in the area. Hollydale is in the southeast portion of the City, just east of the Los Angeles River and is approximately 325 acres in size, generally focused around the Eco-Rapid Transit route. The area includes retail, residential uses and industrial uses along the railroad tracks, mixed uses, and stable single-family residential neighborhoods.

The use of Brownfields Assessment funding will assess a property located at **13050 Paramount Blvd**. The City is currently in discussion to purchase this property. Paramount Boulevard is a major north-south arterial that traverses the Hollydale Specific Plan area on the east. The uses along this corridor include a range of commercial and retail uses in one- and two-story buildings.

The parcel is approximately 57,935 square feet, with a building that is 18,090 square feet. The building was built in 1965 and is in Poor Condition. The Highest and Best use as Improved is noted as Future Development based on a recent appraisal.

There is an opportunity to intensify uses along Paramount Boulevard to create new interest and economic activity in the area. Mixed use projects with residential or office uses above with retail along the street level would activate the street. Paramount Boulevard is in need of streetscape improvements as there are no street trees along the corridor, making the street appear unattractive and barren. There are also long stretches without signalized crosswalks on Paramount Boulevard, making it challenging for pedestrians to cross the street safely. Pedestrian lighting, street trees and additional landscape will all help make Paramount Boulevard a more attractive and vibrant street.

**Tweedy Blvd Specific Plan.** The Tweedy Boulevard Specific Plan, adopted in March 2019, will revitalize Tweedy Boulevard as the heart of the City and as its “main street”. The Tweedy Boulevard Specific Plan area is approximately 622 acres in size. South Gate Park, the largest and most-used public park in the City is in the eastern section of the Specific Plan boundary. Adding more housing and services is an important goal for Tweedy Boulevard. Other desired uses include an activity center for youth and seniors.

Almost a quarter of the parking lots along Tweedy Mile are owned by the City. Formerly owned by the Redevelopment Agency, the future of some of these parking lots, which have a history of various auto-related and industrial uses, is tied up in the dissolution process of the city’s redevelopment agency. Once resolved, there is the opportunity to take advantage of these City-owned properties to leverage development. These surface parking areas and their air rights should be considered for parking, development, public gathering spaces and open space. The Brownfields Assessments would be used to address these given parcels for environmental feasibility of development.

Formerly a General Motors Assembly plant between 1930 until 1982 - **2700 Tweedy Blvd.** - the South Gate Assembly Plant was demolished and became home to portion of South East High School. As of July 2013, the site has been slated as inactive and needs further evaluation. Conducting assessments on this site would be crucial, given the property is home to education facilities and is located with the Tweedy Specific Plan region, which will be used for redevelopment purposes.

**Gateway District Specific Plan.** A major area of concentration for Brownfields Assessments can be identifies as the Gateway District (District). As outlined in the Gateway District Specific Plan, the area makes up approximately 59 acres. The District is currently comprised of a mix of heavy industrial, light industrial, and retail uses. It is characterized by small to medium size parcels and a large primarily paved parcel. As local and regional jurisdictions collaborate on expansion of transit facilities in the greater Los Angeles area, the City will use this Plan as a tool to incentivize transit-supportive development around the LRT Station, including housing development.

The parcel under review is located at **8610 Atlantic Ave**— part of the Gateway District Specific Plan. This parcel has historically been a shipping and distribution center and is located directly across the street from **4839 Patata Street, Cudahy, CA**. This site (**4839 Patata**) occupies approximately 5.9 acres in an urban industrial area. The site has been developed since at least 1923. Between 1938 and approximately 1950, the northern and eastern portions of the site were redeveloped to accommodate several manufacturing, warehousing, and office buildings. Industrialization of the site continued through the 1950s and early 1960s, and by 1966 only a single residential building remained alongside at least 13 distinct industrial buildings. By 1972, the remaining residential building was removed and there were no significant changes in the configurations of the on-site buildings until approximately 1987.

Except for the existing building, all of the significant structures at the site were removed between July 2008 and June 2009. The site has been used for metal fabrication, electric parts manufacturing, tool manufacturing, and die-cast electrical parts manufacturing from approximately the late 1940s through 2003. Specific on-site activities, hazardous substances, and hazardous substance management practices are not known. Process wastewaters

generated during on-site activities were historically treated using a sub-grade clarifier system until approximately 2003. A subsurface investigation conducted at the site in 2005 identified detectable concentrations of PCE in shallow soil beneath the site. As a result, the parcel across the street (**8610 Atlantic Ave.**) is in dire need of assessment, and redevelopment of this site will be an important connector and infill project for the Gateway Specific Plan.

An additional parcel under review is located at **4933 Firestone Blvd** – part of the Gateway District Specific Plan. The former Mondo Chrome site consists of a one-story building. The site had been used for industrial purposes including plating operations since at least 1940's. Based on the analytical results of the historical sampling conducted at the site, the soil, soil vapor and groundwater are impacted with volatile organic compounds (VOCs), primarily trichloroethene (TCE) and tetrachloroethene (PCE) due to past site operations.

A soil vapor extraction system operated at the site between September 2014 and August 2017 to address VOCs in site soil and soil vapor. Soil vapor confirmation samples were collected in 2018. In 2017 and 2018 groundwater quality data was not collected because all wells were dry following years of decreasing groundwater levels. In early 2019 three deeper groundwater monitoring wells screened from 60 to 70 ft-bgs were installed. Groundwater quality data from these wells indicates that groundwater beneath the site is impacted by elevated levels of VOCs. Due to the lack of complete testing, and the concern of groundwater contamination, additional brownfields assessments are needed at this location.

#### **b. Revitalization of the Target Area. i. Reuse Strategy and Alignment with Revitalization Plans**

The focus of the three Specific Plans – Tweedy Blvd, Hollydale and Gateway District – acting as the City's revitalization plans, focus on efforts to stimulate economic development in target areas with the need for brownfields sites assessment. This is due to the future growth of transit stations, the need for housing development, and stimulating the local business area while focusing on the transition of the area from largely industrial to largely residential.

The Tweedy Boulevard Specific Plan is funded by a sustainable communities planning grant awarded to the City of South Gate by the State of California's Department of Conservation, Division of Land Resource Protection, Strategic Growth Council (SGC), as part of the State's 2011 Sustainable Communities Planning Grant and Incentives Program and is designed to help local governments meet the challenges of adopting land use plans and integrating strategies in order to transform communities and create long term prosperity.

Various cleanup sites have been identified throughout the Community Engagement Process and the development and implementation of the various Specific Plans. As noted prior, the primary focus of the Specific Plans are to enhance these areas, focusing on available undeveloped property, potential park space, infill, redevelopment, and transit related enhancements. The City of South Gate is currently considering affordable housing policy options. Given policy will be consistent with the City's land use and revitalization plans.

**ii. Outcomes and Benefits of Redevelopment Strategy.** The primary intention and outcome of the proposed projects within the Specific Plans are to revitalize and stimulate economic development in the target areas upon completion of necessary clean up and assessments. Consistent with the City of South Gate's Economic Development Strategy, the projects intend to revitalize key areas of South Gate, by identifying priorities that attract development, meeting the needs of today's industries and current residents, and promoting short and long-term success. Brownfields Assessment are the initial step in ensuring positive growth and development in the community.

Upon successful implementation of the Tweedy Boulevard Specific Plan and the Hollydale Specific Plan at 2040 build out, it is estimated there will be an additional 1,060 and 618 housing units, 8,994 and 7,069 commercial/industrial jobs, and \$6,115,321 and \$4,188,196 total projected recurring revenues, respectively.

The City of South Gate is bordered and surrounded by several Opportunity Zones. The City itself is a community in need of long-term investment and is a low-income urban and rural community of Los Angeles. The award of the Brownfields Assessment would lead to the enhancement of the South Gate community, as well as the nearby Opportunity Zones.

**c. Strategy for Leveraging Resources. i. Resources Needed for Site Reuse.** The City of South Gate is eligible for many grants and has recently engaged HUB Cities and appropriated \$6 million in efforts to create the South Gate Employment Resource Center, as part of an effort to increase utilization of workforce programs for South Gate youth and adult job seekers. HUB Cities One-Stop Career Center was founded in 1988 as the primary public job training and placement center for residents of the cities of Huntington Park, South Gate, Lynwood, Cudahy, Maywood and Bell Gardens.

The City was also awarded a \$4.6 million Active Transportation Program Grant to fund improvements on Tweedy Mile to enhance pedestrian safety and beautify the corridor. Supplemental, the City was awarded a \$174,000 grant for an Open Streets event from Los Angeles Metro Transportation Authority (Metro) to promote sustainable transportation modes, foster community participation in the development of multi-modal policies and infrastructure, and improve economic and public health. In addition, in 2000 the City was awarded a Brownfields Assessment award of \$200,000 and an additional \$50,000 for Greenspace focused job creation and economic growth.

**ii. Use of Existing Infrastructure.** The grant will facilitate the use of existing infrastructure at priority sites through redevelopment for better, smarter, more environmentally friendly uses. Existing infrastructure can be utilized including water and wastewater lines, easements and access, utilities and roadways. Dependent upon the desired project and scale, infrastructure needs will be addressed as necessary taking into consideration funding sources, development impact fees, and capital improvements.

In addition to capital improvements, a variety of financing methods are available to the Specific Plan area. These methods include Development Impact Fees (DIFs), Special Benefit Assessments, Landscape Maintenance Districts (LMDs), Mello-Roos Special Taxes, and Business Improvement Districts (BIDs). Other sources of revenues would also include gas tax revenues and countywide sales tax measures for transportation or Metro grants. Also, public-private partnerships are effective ways in the current constrained economy to leverage limited resources and achieve mutually desired goals.

**2. Community Need and Engagement. a. Community Need. i. The Community's Need for Funding.** The City of South Gate is deemed a Disadvantaged Community by CalEPA for the purpose of Senate Bill 535, which targets Disadvantaged Communities for investment proceeds to improve the overall quality of life and economic opportunity for the most burdened communities. This is an area often faced with environmental justice and social justice concerns. The Community of South Gate has been subjected to impacts from environmental hazards and socio-economic burdens. The residents of South Gate have been excluded in policy setting or decision-making processes at the County level and have lacked protections and benefits afforded to other communities by the implementation of environmental regulations.

A variety of financing methods are available to the Specific Plan area for implementing capital and amenity improvements. These methods include Development Impact Fees (DIFs), Special Benefit Assessments, Landscape Maintenance Districts (LMDs), Mello-Roos Special Taxes, and Business Improvement Districts (BIDs). Other sources of revenues would also include gas tax revenues and countywide sales tax measures for transportation or Metro grants. In addition, grant funds may be available through the federal Community Development Block Grant (CDBG) Program to provide for neighborhood services and revitalization. Also, public-private partnerships are effective ways in the current constrained economy to leverage limited resources and achieve mutually desired goals. Due to the magnitude of these projects and the



various challenges, funding in the amount of \$300,000 would be a key component for potential development.

**ii. Threats to Sensitive Populations. (1) Health or Welfare of Sensitive Populations.** The Brownfield Assessments funding will assist the City in reducing harm in the areas of health and welfare. The City of South Gate is considered a minority and low-income community; a community with a 4.1 percent unemployment rate and 62 percent of residents are rent burdened. The City's industrial job base – historically driven by such major employers as Firestone Tires and General Motors but now dominated by warehouse, distribution and small-scale manufacturing – is being forced to transform itself and provide 21st century technologies and jobs. With this comes the need to convert existing land and parcels to a more safe, economical, useful and practical purpose. With this shift comes the need for Brownfields Assessments and environmental quality and compliance. This industry also proposes a high risk of environmental hazard to the community in areas such as pollutants, contamination and petroleum.

In the City of South Gate, it is estimated only 7% of the population attained an associated degree or higher. According to 2013-2017 American Community Survey data, the city of South Gate is home to a population of 95,420. 95.2% of the population identifies as Hispanic. 9.06% of the population is 65 years or older, 27.3% of the population is made up of children and 4.53% of the population is disabled. According to the Los Angeles Homeless Services Authority, the city has an unsheltered homeless population of 357, or .37% of the total population.

### **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

There are populations in the various target areas that suffer from a greater-than-normal incidence of diseases or conditions that include, Toxic Release, Cleanups, Hazardous Waste, Impaired Waste, and Solid Waste. For example, the Census Tract: 6037535901 with a population of 5,757, has an overall burden score of 92 (percentile) with the following rankings: toxic release (88), cleanups (90), hazardous waste (72), imperial waste (72), and cardiovascular disease (88). Much of South Gate and its surrounding communities show similar results.

South Gate sits in the heart of low-quality environment standards that are rampant in south Los Angeles, making the city a victim of environmental injustice. Roughly 80% of census tracts within South Gate are a designated disadvantaged community according to CalEPA. The majority of the city's census tracts are located within the top 25% of census tracts with the highest amount of pollution throughout the state. On a scale of 1-10, South Gate has a pollution burden score of 6.82, which is above average. The pollution burden score encompasses the overall measure of pollution concentration and is calculated by using air and water components and is a good, reputable measure to determine environmental risk.

### **(3) Disproportionately Impacted Populations**

The city has a median income of \$47,281 and 60% of the community lives below the poverty level. The unemployment rate is 11.1%. Of the population aged 25-64 (half of the total population), 41% obtained less than a high school degree, and only 8.76% of the population has a bachelor's degree or higher. The population in these target areas often face environmental justice challenges and share the consequences and often have little representation from industrial, governmental, and commercial operations or policies.

**b. Community Engagement. i. Project Partners and ii. Roles.** Key stakeholders related to the economic development and enhancement of the City of South Gate, in addition to the State of California, community members, citizen groups, property owners and local business owners include the following:

Organization	Contact	Role in Project
<b>South Gate Chamber of Commerce</b>	Lupe Perez, President 3350 Tweedy Blvd South Gate, CA 90280 323.567.1203, southgatepacknship@gmail.com	Promotes the civic economic well-being of South Gate and plays an important role in local workforce, community and business relations.
<b>Tweedy Mile Association</b>	Xavier Sibaja Executive Director 3517-C Tweedy Blvd South Gate, CA 90280 323.566.7185 tweedymile@gmail.com	Comprised of small business owners along Tweedy Mile. Their expertise in design, marketing and economic committee restructuring is crucial for the potential redevelopment process and addressing local businesses wants and needs.
<b>Los Angeles County Economic Development Corporation – Strategic partner for LA region</b>	Bill Allen, CEO 444 South Flower Street, 37th Floor Los Angeles, CA 90071 213.236.4811 bill.allen@laedc.org	Works with business, education and government partners to collectively advance opportunity and prosperity for all the residents of the greater Los Angeles region.
<b>Los Angeles County Metropolitan Transportation Authority - West Santa Ana Branch Transit Corridor</b>	Meghna Khanna, Project Manager Metro One Gateway Plaza, MS 99-22-7 Los Angeles, CA 90012 213.922.6262 wsab@metro.net	Transit Agency working toward expansion of Transit Corridor into South Gate. Some potential redevelopment projects are to be aimed towards transit stops and coordination with the Authority will be crucial in project management.

**iii. Community Input.** Community Outreach and Engagement were key components in the development of the Economic Development Strategy and the Specific Plans - the Gateway District Specific Plans, the Tweedy Boulevard Specific Plan, and the Hollydale Specific Plans. Community workshops were held at milestone stages of the process and were intended to inform, encourage discussion and solicit feedback from the community and stakeholders to ensure that the various plans express the vision, goals and ideas of the community as a whole. Communication and feedback was collected via in person conversations, questionnaires, email, and stakeholder commissions. Stakeholders were also invited to attend scheduled public hearings with the Planning Commission and City Council for the adoption of the Specific Plan. In addition, items were heard at public hearings and City Council.

For example, during the scoping phase of a Specific Plan, between the months of January 2016 and August 2017, the City hosted extensive public outreach consisting of seven separate public or community meetings, in different formats and with different outcomes. At these meetings, public feedback was welcomed, and public comments were taken into consideration. As a result, the Tweedy Boulevard and the Hollydale Specific plans were adopted.

Moving forward, staff will continue to solicit feedback from residents, project partners, community members and stakeholders as specific components of the Specific Plans come to be. Input will be solicited at public and community meetings, taking into the overall outcomes and objectives of the specific plans.

**3. Task Descriptions, Cost Estimates & Measuring Progress a. Description of Tasks and Activities. i. Project Implementation.** The grant funds will be dedicated to Phase I and Phase II Environmental Site Assessments at locations in coordination with the City's strategic direction

and the specific plan implementation. The Phase I Environmental Site Assessments would gather sufficient information to develop an independent and professional opinion about the environmental condition of the given property. It would also identify actual or potential environmental contamination, which may impact the property value or affect the current and future landowner and use.

The City has identified various sites and it is anticipated that there are contaminants on properties that could require further testing (Phase IIs) and remediation for development to occur. These are some of the common concerns with a property that may be addressed in a Phase I ESA due to the nature and industrial character of the City. It is anticipated that properties may contain underground storage tanks or above ground storage tanks, with a risk that they may have leaked, contaminating the soil or groundwater. Other aspects under consideration include air quality, mold, asbestos, lead, radiological hazards, gasoline, oils and pesticides.

Specific Tasks, in addition to review of records, site reconnaissance, interviews and reporting, will include the following: Project Management/Reporting/Travel; Community outreach, Environmental Site Assessments, and Clean Up Planning.

The Phase I studies would be followed by Phase II Assessments as warranted. If a given Phase I Environmental Site Assessment identifies a recognized environmental condition or the potential for contamination, there will be a need to evaluate the potential contamination by performing Phase II Environmental Testing. During the Phase II Assessment, aspects will include the area of concern, chemicals, geology, and site access and uses.

Dependent upon the award, the City will identify specific sites based on priority, location, feasibility, community input, and strategic plans. Once sites have been identified, the City will seek proposals from various professionals to begin the Phase I and Phase II assessments in compliance with procurement policy.

**ii. Anticipated Project Schedule** Upon award, within the Fiscal Year, staff anticipate the completion of Phase I Environmental Site Assessments and Phase II Environmental Site Assessments as needed. As funding allows, the City will complete and exhaust the award amount in coordination with the implementation of various specific plans, economic development strategies, general plan elements and community feedback. The City anticipates a projected schedule as outlined below:

Quarter	Action Item	Quarter	Action Item
1	Community Input	7	Request for Proposal – Phase II Assessments as needed
2	Site Inventory - Priority Sites	8	Contract Award
3	Request for Proposal – Phase I Assessments	9	Phase II Assessments
4	Contract Award	10	Phase II Reporting
5	Phase I Assessments	11	Project Feasibility
6	Phase I Reporting	12	Project Implementation

**iii. Task Activity Lead.** The primary lead for the oversight of the grant funds and the Brownfields Assessment will be carried out by the City of South Gate's Community Development Department. The Community Development Department performs a variety of services intended to improve the built environment and the quality of life for current and future residents, businesses, and visitors. Community Development achieves these goals by exploring new ideas,

valuing differences of opinion, engaging the community in discussions, and building consensus with stakeholders on planning and development issues. The Department consists of Planning, Economic Development, Building and Safety, Code Enforcement, and Housing Authority.

**iv. Outputs.** Staff will complete assessments at multiple sites. In addition to the Phase I and Phase II assessments, the City will conduct public outreach efforts, public meetings, and meeting materials that will be funded by the grant.

Upon successful implementation of the Tweedy Specific Plan and the Hollydale Specific Plan at 2040 build out, it is estimated there will be an additional 1,060 and 618 housing units, 8,994 and 7,069 commercial/industrial jobs, and \$6,115,321 and \$4,188,196 total projected recurring revenues, respectively. The Brownfields Assessment are viewed as a starting point to the potential opportunity in the community.

**b. Cost Estimates. i. Development of Cost Estimates.** Based on prevailing costs in the region, proposals and previous Brownfields Assessments, staff anticipate expending approximately \$300,000 for the completion of the Phase I and II Assessments, and Clean Up Planning. This includes direct and indirect costs.

**ii. Application of Cost Estimates.**

Table Budget	Budget Categories <sup>1</sup>	1. Program Mgmt & Training Support	2. Brownfield Inv/Prioritization, Phase I/II ESAs	3. Clean-up Planning	4. Community Outreach & Involvement	Budget Category Total
Haz Subs	Personnel	\$2,500	\$6,000	\$6,000	\$4,000	\$18,5000
	Travel	\$0	\$1,500	\$1,500	\$1,500	\$4,500
	Supplies	\$0	\$0	\$1,500	\$2,500	\$4,000
	Contractual	\$5,000	\$100,000	\$30,000	\$5,000	\$140,000
	<b>Subtotal (Haz)</b>	<b>\$7,500</b>	<b>\$107,500</b>	<b>\$39,000</b>	<b>\$13,000</b>	<b>\$167,000</b>
Petro	Travel	\$2,000	\$5,000	\$4,500	\$4,000	\$15,500
	Supplies	\$0	\$0	\$1,500	\$1,500	\$3,000
	Contractual <sup>2</sup>	\$7,000	\$78,000	\$25,050	\$3,500	\$109,000
	<b>Subtotal (Pet)</b>	<b>\$9,000</b>	<b>\$83,000</b>	<b>\$28,000</b>	<b>\$13,000</b>	<b>\$133,000</b>
<b>TOTAL BUDGET</b>		<b>\$16,500</b>	<b>\$190,500</b>	<b>\$67,000</b>	<b>\$26,000</b>	<b>\$300,000</b>

**iii. Funds Allocated Toward Environmental Site Assessments** 64% of funding is currently anticipated for Phase I and Phase II work, while 22% percent is dedicated to Clean Up Planning, 9% dedicated to Community Outreach, and 6% dedicated to Program Management and Support.

**iv. Measuring Environmental Results.** As a result of the award, it is anticipated that multiple Phase I and three Phase II assessment will be conducted at the sites noted prior. The outputs of the environmental assessments will lead to the future development, enhancement and economic development of jobs, housings supply, and overall enhancement of this City. Results and outcomes of the assessments will be reported back to the EPA following definitive results.

The outcome and results on the environmental assessments are consistent with the City's strategic direction, as well as the Environmental Protection Agency's Goals and Objectives as outlined in the Fiscal Year 2018-2022 U.S. EPA Strategic Plan. The Brownfields Assessments will promote the mission of the EPA, to protect human health and the environment. In addition, the assessments will provide a cleaner, safer, and healthier environment for the community of South Gate. The assessments will also provide greater certainty, compliance and effectiveness.

**4. Programmatic Capability and Past Performance. a. Programmatic Capability. i.**

**Organizational Structure.** To ensure successful management of the grant award, the City will utilize key departments and divisions. The Community Development Department, Housing and Grants Division will act as the lead party to ensure timely and successful expenditure of funds, the completion of technical tasks, and the overall requirements of the projects and grant.

Community Development has 23 Full Time Equivalent Employees and will work closely with the Public Works Department, the Administrative Department consisting of the Finance Division, and the in-house City Attorney. The City of South Gate operates with a City Council and City Manager structure.

**i. Description of Key Staff.** Key Staff include the Community Development Director, Joe Perez. Joe has over 15 years in executive management for various cities. Within the Community Development Department, Joe Perez is assisted by a Management Analyst and various staff members with a specialized skill set. An addition key staff member related to this grant and programs is the Public Works and Assistant City Manager, Arturo Cervantes. The Housing Division administers the City's on-going Federal Grant programs, including the Section 8 Housing Choice Voucher Program, the Community Development Block Grant Program, and the HOME Investment Partnerships Program, administers the City's on-going federally funded Home Improvement and Minor Home Repair programs. The Housing Division works with the Los Angeles Homeless Services Authority (LAHSA) and PATH Gateway Connections to inform the homeless of all available resources. Housing staff also oversees the review of any Federal or State Tax Credit Allocation applications and oversee the day-to-day management of grants.

## **ii. Acquiring Additional Resources**

The City of South Gate has the availability of additional resources through the use of various Consultants. Currently, the City has a contract with RSG who focuses on economic development, housing, and community improvement. If the City is to acquire additional resources or consultants specific to the use of the grant funds, the City will follow EPA Procurement guidelines if grant funding is to be utilized. The City will also seek proposals for technical expertise as needed throughout the Brownfields Assessments, Environmental Review, and implementation of various projects.

## **b. Past Performance and Accomplishments. i. Receipt of EPA Brownfields Grants and Results.**

**1. Accomplishments.** In 2000, the EPA selected the City of South Gate for a Brownfields Pilot project. The South Gate Pilot, in partnership with the Gateway Cities Council of Governments, targeted brownfields within the predominantly minority (70 percent) cities of Bell, Bell Gardens, Commerce, Compton, Cudahy, Huntington Park, Maywood, Paramount, South Gate, and Vernon.

The Pilot identified 76 brownfields within the 10 cities, comprising 124 acres of the 12.29 square miles of industrial land in the project area. This focused approach then built support within the local communities and the private sector for brownfields assessment and cleanup, leading to the overall economic goals of job creation and new industrial capacity.

## **2. Compliance with grant requirements. i. Other Assistance and Results**

The Tweedy Boulevard Specific Plan and the Hollydale Specific Plan are funded by a Sustainable Communities Planning Grant awarded to the City of South Gate by the State of California's Department of Conservation, Division of Land Resource Protection, Strategic Growth Council (SGC), as part of the State's 2011 Sustainable Communities Planning Grant and Incentives Program and is designed to help local governments meet the challenges of adopting land use plans and integrating strategies in order to transform communities and create long term prosperity.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

City of South Gate

5a. Federal Entity Identifier:

Environmental Protection Agenc

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of South Gate

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0822013100000

d. Address:

\* Street1:

8650 California

Street2:

\* City:

South Gate

County/Parish:

Choose State...

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

902800605

e. Organizational Unit:

Department Name:

Community Development Dept.

Division Name:

Economic Development Dept.

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Joe

Middle Name:

\* Last Name:

Perez

Suffix:

Title:

Community Development Director

Organizational Affiliation:

City of South Gate

\* Telephone Number:

(323) 563-9535

Fax Number:

\* Email:

jperez@sogate.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY 2020 City of South Gate Community wide Brownfields assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: